

PB# 98-27

JACK MANGIARACINA SD

56-1-51.3

Approved 9-21-98

Wilson Jones - Carbonless - SUGGESTION DUPLICATE - 5.00
Wilson Jones 1989

DATE August 19, 1998 RECEIPT 98-27
RECEIVED FROM Mangiaracina, Jack & Joanne
Address P.O. Box 497-Washingtonville, N.Y. 10992
Three Hundred 00/100 DOLLARS \$ 300.00
FOR Two Lot Subdivision

ACCOUNT		HOW PAID	
BEGINNING BALANCE	300 00	CASH	
AMOUNT PAID	300 00	CHECK	#506
BALANCE DUE	-0-	MONEY ORDER	

BY A. Jappo
Muna Mason, Secretary

Wilson Jones - Carbonless - SUGGESTION DUPLICATE - 5.00
Wilson Jones 1989

DATE 8/20/98 RECEIPT 065516
RECEIVED FROM Joanne Mangiaracina
Address Dixie
50 00 DOLLARS \$ 50.00
FOR Planning Board #98-27
Application Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	#505
BALANCE DUE		MONEY ORDER	

BY Dorothy Hansen

Wilson Jones - Carbonless - SUGGESTION DUPLICATE - 5.00
Wilson Jones 1989

DATE 9/4/98 RECEIPT 065544
RECEIVED FROM Jack & Joanne Mangiaracina
Address
Two Hundred Fifty five 00/100 DOLLARS \$ 255.00
FOR P.B. #98-27

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck #509
AMOUNT PAID		CHECK	255 00
BALANCE DUE		MONEY ORDER	

Town Clerk

BY Dorothy H. Hansen

Wilson Jones - Carbonless - SUGGESTION DUPLICATE - 5.00
Wilson Jones 1989

DATE Sept. 3, 1998 RECEIPT 98-27
RECEIVED FROM Jack & Joanne Mangiaracina
Address P.O. Box 497-Washingtonville, N.Y. 10992
Five Hundred 00/100 DOLLARS \$ 500.00
FOR One lot recreation fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	500 00	CASH	
AMOUNT PAID	500 00	CHECK	#510
BALANCE DUE	-0-	MONEY ORDER	

BY Muna Mason, Secretary

PAID	300.00	CHECK	#506
BALANCE DUE	-0-	MONEY ORDER	

BY *Muna Mason, Secretary*

DATE 8/20/98 RECEIPT 065516
 RECEIVED FROM Joanne Mangiaracina
 Address Dorothy 00 DOLLARS \$ 50.00
 FOR Planning Board #98-27
Application Fee

ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH
AMOUNT PAID	CHECK <u>#505</u>
BALANCE DUE	MONEY ORDER

BY *Dorothy Hansen*

DATE 9/4/98 RECEIPT 065544
 RECEIVED FROM Jack & Joanne Mangiaracina
 Address Two Hundred Fifty five 00 DOLLARS \$ 255.00
 FOR P.B. #98-27

ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH <u>OK #509</u>
AMOUNT PAID	CHECK <u>255.00</u>
BALANCE DUE	MONEY ORDER

Town Clerk
 BY *Dorothy H. Hansen*

DATE Sept. 3, 1998 RECEIPT 98-27 NUMBER
 RECEIVED FROM Jack & Joanne Mangiaracina
 Address P.O. Box 497 - Washingtonville, N.Y. 10992
Five Hundred 00 DOLLARS \$ 500.00
 FOR One lot recreation fee

ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH
AMOUNT PAID	CHECK <u>#510</u>
BALANCE DUE	MONEY ORDER

BY *Muna Mason, Secretary*

9/21/98
Eng \$104.00

Map Number

236-98

City

Town

Village

98-27

Section

56

Block

1

Lot

51.3

N. Windsor

Title:

Mangiaracina, Jack & Joann

Dated:

8-11-98

Filed

12-3-98

Approved by

Ed Stent -

on

12-3-98

Record Owner

Mangiaracina, Jack & Joann

DONNA L. BENSON
Orange County Clerk

(2 Sheets)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/21/98

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 98-27

NAME: MANGIARACINA MINOR SUBDIVISION

APPLICANT: MANGIARACINA, JACK & JOANN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/21/98	PLANS STAMPED	APPROVED
08/26/98	P.B. APPEARANCE	LA:ND APPROVE
	. NEED OFFER OF DEDICATION FOR 25' STRIP - MARK SAID TO SIGN	
	. PLANS WITHOUT IT - HE WILL TAKE CARE OF IT LATER	
08/19/98	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/21/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 98-27

NAME: MANGIARACINA MINOR SUBDIVISION
APPLICANT: MANGIARACINA, JACK & JOANN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/19/98	REC. CK. #506	PAID		300.00	
08/26/98	P.B. ATTY FEE	CHG	35.00		
08/26/98	P.B. MINUTES	CHG	31.50		
09/21/98	P.B. ENGINEER FEE	CHG	104.00		
09/21/98	RET. TO APPLICANT	CHG	129.50		
			-----	-----	-----
		TOTAL:	300.00	300.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/21/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 98-27

NAME: MANGIARACINA MINOR SUBDIVISION

APPLICANT: MANGIARACINA, JACK & JOANN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/04/98	APPROVAL FEE	CHG	255.00		
09/04/98	REC. CK. #25500	PAID		255.00	
		TOTAL:	255.00	255.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/21/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 98-27

NAME: MANGIARACINA MINOR SUBDIVISION
APPLICANT: MANGIARACINA, JACK & JOANN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/04/98	RECREATION FEE - 1 LOT	CHG	500.00		
09/04/98	REC. CK. #510	PAID		500.00	
		TOTAL:	500.00	500.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/26/98

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 98-27

NAME: MANGIARACINA MINOR SUBDIVISION

APPLICANT: MANGIARACINA, JACK & JOANN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	08/19/98	MUNICIPAL HIGHWAY	08/21/98	APPROVED
ORIG	08/19/98	MUNICIPAL WATER	08/21/98	APPROVED
ORIG	08/19/98	MUNICIPAL SEWER	/ /	
ORIG	08/19/98	MUNICIPAL FIRE	08/25/98	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/21/98

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 98-27

NAME: MANGIARACINA MINOR SUBDIVISION
APPLICANT: MANGIARACINA, JACK & JOANN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/19/98	EAF SUBMITTED	08/19/98	WITH APPLICATION
ORIG	08/19/98	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/19/98	LEAD AGENCY DECLARED	08/26/98	TOOK LEAD AGENCY
ORIG	08/19/98	DECLARATION (POS/NEG)	08/26/98	DECL. NEG. DEC
ORIG	08/19/98	PUBLIC HEARING	08/26/98	WAIVE PH
ORIG	08/19/98	AGRICULTURAL NOTICES	/ /	

RESULTS OF P. MEETING OF : August 27, 1998

PROJECT: Mangaracira Sub. **P.B.#** 98-27

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M) S S) A VOTE: A 4 NO 0

2. TAKE LEAD AGENCY: Y ✓ N

CARRIED: YES ✓ NO

M) S S LN VOTE: A 4 N 0

CARRIED: YES ✓ NO

WAIVE PUBLIC HEARING: M) 5 S) A VOTE: A 4 N 0 WAIVED: Y ☒ N ☐

SCHEDULE P.H. Y___N___

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)___S)___ VOTE: A___N___

RETURN TO WORK SHOP: YES___NO___

APPROVAL:

M)___S)___ VOTE: A___N___ APPROVED:_____

M) 5 S) W VOTE: A 4 N 0 APPROVED CONDITIONALLY: 8/26/98

NEED NEW PLANS: Y____ N____

DISCUSSION/APPROVAL CONDITIONS:

Need paperwork for 25' strip

MANGIARACINA, JACK & JOANNE, SUBDIVISION (98-27)
TOLEMAN ROAD - 2 LOTS

Mr. Jack Mangiaracina appeared before the board for this proposal.

MR. MANGIARACINA: We're trying to subdivide this one piece so we can build our residence.

MR. PETRO: Okay, why don't you give us a quick overlay?

MR. MANGIARACINA: The property itself is about 52 acres and there's an existing barn and dwelling here, that's the reason for the subdivision, this is a very small single unit.

MR. PETRO: Excuse us one second, why is it two pages?

MR. EDSALL: Second sheet is sanitary plans.

MR. PETRO: We don't need that. Fifty four acres going to subdivide, how much is lot 1?

MR. MANGIARACINA: Lot 1 would be about 6.4 acres.

MR. PETRO: That is going to be the new lot?

MR. MANGIARACINA: Yeah, just to make it easier on the boundary lines of the other property, just cut that piece off the corner.

MR. PETRO: Any wetlands?

MR. MANGIARACINA: Wetlands are back in this area.

MR. PETRO: Far removed?

MR. MANGIARACINA: Yes.

MR. PETRO: Do you have well and septic?

MR. MANGIARACINA: Well and septic is indicated on the plan.

MR. PETRO: Well is proper separation, Mark, from the septic system?

MR. EDSALL: Yes.

MR. MANGIARACINA: Yes.

MR. PETRO: The building that is left on lot 1 lot 2, I'm sorry, this small out-building, I see is that 48 feet, I don't have my glasses?

MR. MANGIARACINA: It's 48 feet to the property line.

MR. PETRO: Certainly no side yard and where is the driveway coming off this?

MR. MANGIARACINA: There's two driveways, one is existing off Toleman and the new one will be proposed just to the left of the old one.

MR. PETRO: Separate from the new one?

MR. MANGIARACINA: Yes, side by side but two separate ones.

MR. PETRO: We have highway approval on 8/21/98 and fire approval on 8/25/98.

MR. ARGENIO: Where is the 52 acres? I see 38 in lot 2 and 6 in lot 1.

MR. MANGIARACINA: Totally it was 52 acres, I'm not sure this is--

MR. ARGENIO: We lost 8 acres somewhere.

MR. MANGIARACINA: 45 and 6. Originally, on my original subdivision, I show around 50 something, I have it here.

MR. PETRO: Did they subtract the easement out of it or something like that?

MR. MANGIARACINA: Possibly, yeah.

MR. EDSALL: No, the parcel that they are subdividing is 45.3, perhaps the gentleman owns another lot that is adjoining it.

MR. MANGIARACINA: No, it was all one unless the original one was incorrect.

MR. EDSALL: Might have been a mistake on the original estimate.

MR. PETRO: This is the one we're working off, so whatever, it's immaterial. Mark, what do you have on here? I don't see anything that's--

MR. EDSALL: All my comments are purely procedural, they have resolved everything on the plans as a result of the workshop.

MR. STENT: Make a motion we declare lead agency on this Mangiaracina subdivision.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare lead agency on the Mangiaracina subdivision on Toleman Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Now, what's all around this property, is that R, what zone here?

MR. BABCOCK: R-1.

MR. EDSALL: R-3.

MR. BABCOCK: Excuse me.

MR. PETRO: What's all around it, Michael, all R-3?

MR. BABCOCK: Yeah, single families dwellings.

MR. PETRO: So, it's a permitted use in the zone?

MR. BABCOCK: Yes, sir.

MR. PETRO: You're going to be adding one new dwelling on lot 1?

MR. MANGIARACINA: Correct.

MR. LANDER: You're not looking to subdivide lot 1?

MR. MANGIARACINA: Lot 1, no.

MR. STENT: What are your plans for lot 2, anything at this time?

MR. MANGIARACINA: Lot 2 we have no plans at this time.

MR. LANDER: Mark, there was a new driveway separation, is that in effect yet?

MR. EDSALL: Well, there are new driveway requirements that were promulgated by our town highway superintendent, they are shown on the next sheet. I would assume that when they apply for the permit, if he has a problem with the specific location, I'll work with them on moving it along the frontage.

MR. MANGIARACINA: That can be moved.

MR. ARGENIO: Is lot 1 currently wooded or open field?

MR. MANGIARACINA: Lot 1 is wooded and field where the house is going is actually field and as it drops down in the back, it becomes all woods.

MR. STENT: This being such a minor subdivision, I don't see any reason for a public hearing.

MR. PETRO: It's a permitted use, I don't see it myself.

MR. ARGENIO: I agree.

MR. STENT: Make a motion we waive the public hearing.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under the Mangiaracina site plan on Toleman Road under its discretionary judgment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Mark, you agree with the applicant that federal wetlands are far enough from the site, not going to have any impact by the subdivision or the buildings that are going to be on such subdivision?

MR. EDSALL: They don't show the federal wetlands but they have the boundaries of the New York State fresh water wetlands and the improvements are quite a bit away from those.

MR. PETRO: So we can go ahead with a motion for negative dec?

MR. STENT: Make a motion we declare negative dec.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Mangiaracina minor subdivision on Toleman Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO AYE
MR. STENT AYE
MR. LANDER AYE
MR. PETRO AYE

MR. LANDER: Now, the stone wall in the rear of lot 1, is that going to remain?

MR. MANGIARACINA: Yes, that's exactly where we're going to have it.

MR. PETRO: The size of this new lot, Mark, doesn't have any bearing on anything over five acres as far as a major subdivision.

MR. EDSALL: No, it doesn't need to go to the health department and they've got a licensed engineer who performs the tests and the design is, looks appropriate based on the test data that they have submitted.

MR. PETRO: So, in reality, gentlemen, I don't think there's anything left for us to look at. Entertain a motion.

MR. STENT: Motion we grant final approval on the Mangiaracina subdivision.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval for the Mangiaracina minor subdivision on Toleman Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO AYE
MR. STENT AYE
MR. LANDER AYE
MR. PETRO AYE

MR. EDSALL: Mr. Mangiaracina, could you ask your surveyor since the plan now has been approved and they show the dedication of this 25 foot strip could you

have them just submit the paperwork for that so that that can get out of the way?

MR. MANGIARACINA: Yes. Thank you.

INTER-OFFICE MEMORANDUM

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: August 25, 1998

SUBJECT: Mangiaracina Subdivision

Planning Board Reference Number: PB-98-27

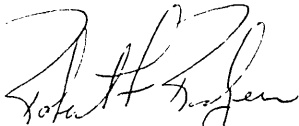
Dated: 19 August 1998

Fire Prevention Reference Number: FPS-98-047

A review of the above referenced subject subdivision plan was conducted on 24 August 1998.

This subdivision plan is acceptable.

Plans Dated: 11 August 1998.

A handwritten signature in black ink, appearing to read "Robert F. Rodgers".

Robert F. Rodgers; C.C.A.
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98-27

DATE PLAN RECEIVED: RECEIVED AUG 19 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Jack & Joann Mangiaracine has been

reviewed by me and is approved ✓

disapproved _____.

~~If disapproved, please list reason~~ _____

There is no town water in this area.

HIGHWAY SUPERINTENDENT DATE

Steve D. - 8-21-98
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

AUG 20 1998

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 98 - 27

DATE PLAN RECEIVED: RECEIVED AUG 19 1998

The maps and plans for the Site Approval _____

Subdivision ✓ _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓ _____,

disapproved _____.

If disapproved, please list reason _____

William S. Miller 8/21/98
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # -
WORK SESSION DATE: 19 AUG 98 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full App
PROJECT NAME: Maryianina sb.
PROJECT STATUS: NEW X OLD
REPRESENTATIVE PRESENT: Joe - Joe Maryianina
MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. Rick
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Tolena Rd
R-3 bulk ok.
plans look OK
next agenda

(A)

4MJE91 pbwsform



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 56 Block 1 Lot 51.3

1. Name of Project MINOR SUBDIVISION - MANGIARACINA

2. Owner of Record JACK E. JOANN MANGIARACINA Phone 496-7126

Address: 122 TOLEMAN RD, WASHINGTONVILLE, N.Y. 10992
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant JANE Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan J. M. ROBERT, PLS Phone 374-2721

Address: 50 RYERSON RD, NEW HAMPTON, N.Y. 10958
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

JOANN MANGIARACINA 496-7126
(Name) (Phone)

7. Project Location:

On the SOUTHEAST side of TOLEMAN ROAD 3500 feet
(Direction) (Street) (No.)
NORTHEAST of DECKER ROAD
(Direction) (Street)

8. Project Data: Acreage 45.3 Zone R-3 School Dist. WASHINGTONVILLE

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

RECEIVED AUG 19 1998

98 - 27

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ✓

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) 2 LOT MINOR SUBDIVISION
LOT 1 = 6.4 AC. LOT 2 = 38.2 AC.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no _____

12. Has a Special Permit previously been granted for this property? yes _____ no _____

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

17th DAY OF AUGUST 1998
[Signature] ERIC S. BARNARD
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Aug. 19, 2003
NOTARY PUBLIC
[Signature] APPLICANT'S SIGNATURE
JACK MANGIARACINA
[Signature] Please Print Applicant's Name as Signed

TOWN USE ONLY:

RECEIVED AUG 19 1998
DATE APPLICATION RECEIVED

98 - 27
APPLICATION NUMBER

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration of being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
- * 2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section, Block & Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North arrow.
10. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
11. ✓ Surveyor's certificate.
12. ✓ Surveyor's seal and signature.
13. ✓ Name of adjoining owners.
14. ✓ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 15. N/A Flood land boundaries.
16. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.

19. ✓ Include existing or proposed easements.
20. N/A Right-of-way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
29. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ✓ Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide X 2" high box directly above title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. N/A A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: Joseph L. R. Burt 2/12/98
Licensed Professional Date

PROJECT I.D. NUMBER

617.2

SEQR

Appendix 3

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>JACK E JOANN MANGIARACINA</i>	2. PROJECT NAME <i>MINOR SUBDIVISION- MANGIARACINA</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>SOUTHEAST SIDE OF TOLEMAN RD, ± 3500' NORTHEAST OF INTERSECTION OF DECKER ROAD</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>TWO LOT MINOR SUBDIVISION - TO PROVIDE 0.4 ACRE BUILDING LOT FOR SINGLE FAMILY DWELLING.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>1</i> acres Ultimately <i>1</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <i>SINGLE FAMILY DWELLINGS</i>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: _____	Date: <i>8/18/08</i>
Signature: <i>Jack E. Mangiaracina</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

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PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
Name of Lead Agency	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
Date	